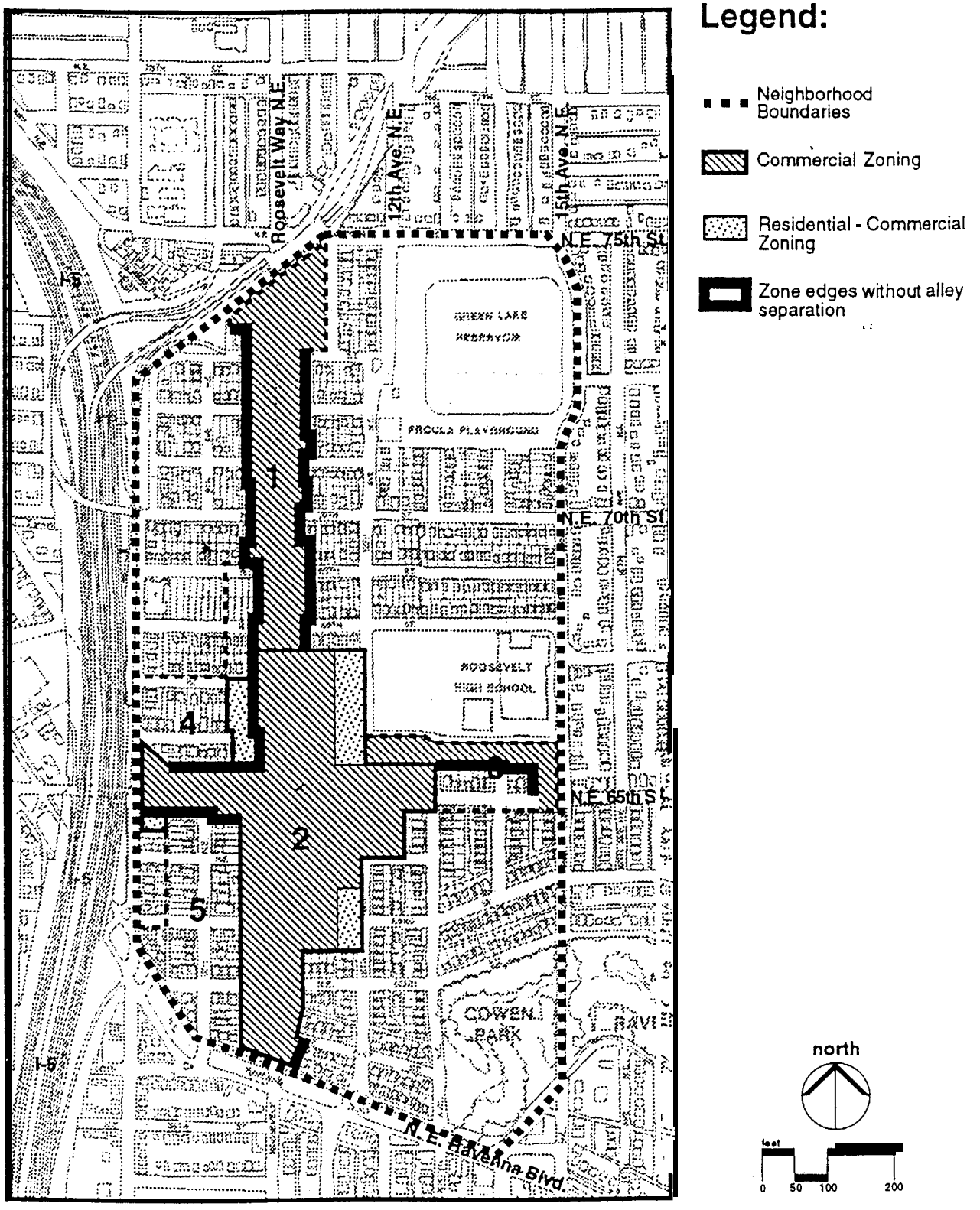


Figure 2
COMMERCIAL-RESIDENTIAL ZONE EDGES

Zone Edge Condition One: Commercial building height limit of 30 feet or 40 feet, where a rear commercial lot line abuts a side or rear residential lot line.

First Preference:

a. Locate access driveway and/or parking behind commercial structure consistent with Neighborhood Guidelines A-l and B-l; and,

b. provide a 5 foot wide landscaped buffer along the full length of abutting property lines.

Second Preference:

a. Set structure in commercial zone back from abutting property line a distance equal to the required rear yard setback of the adjacent residential zone; and,

b. incorporate a 5 foot wide landscaped buffer along abutting property lines within the setback area; and,

c. reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test described here (see Appendix 2) or defined by a comparable method.

Third Preference:

a. Provide a 5 foot wide landscaped buffer along the full length of the abutting property line; and,

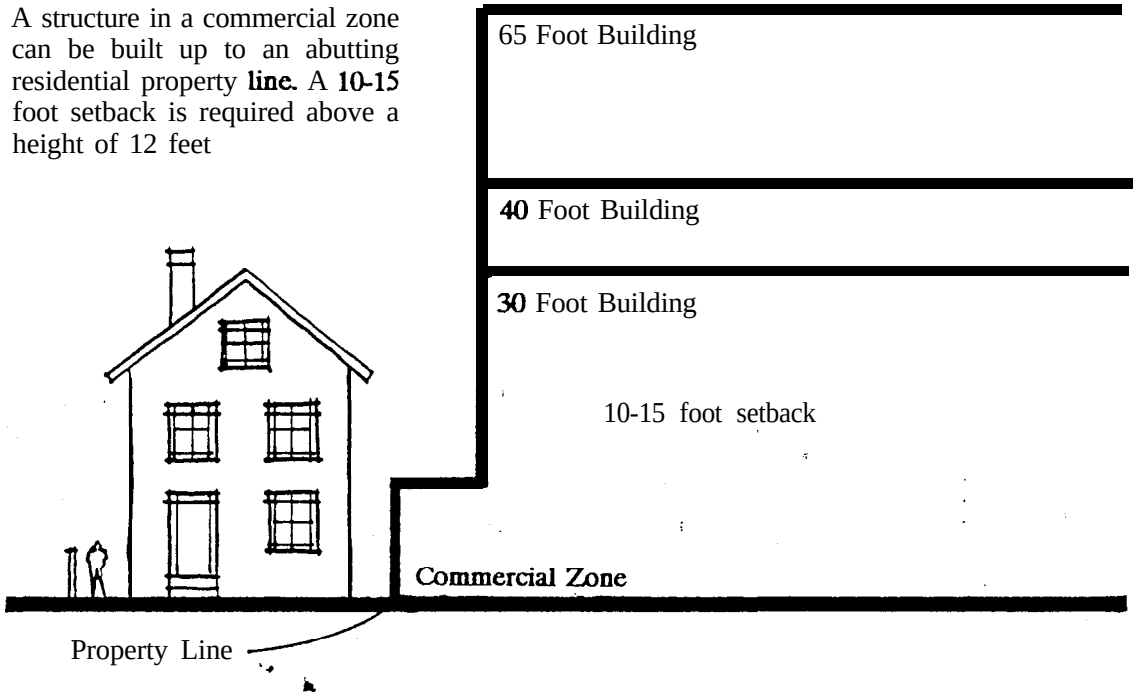
b. reduce the physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) or defined by a comparable method.

Fourth Preference:

a. Reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) defined by a comparable method.

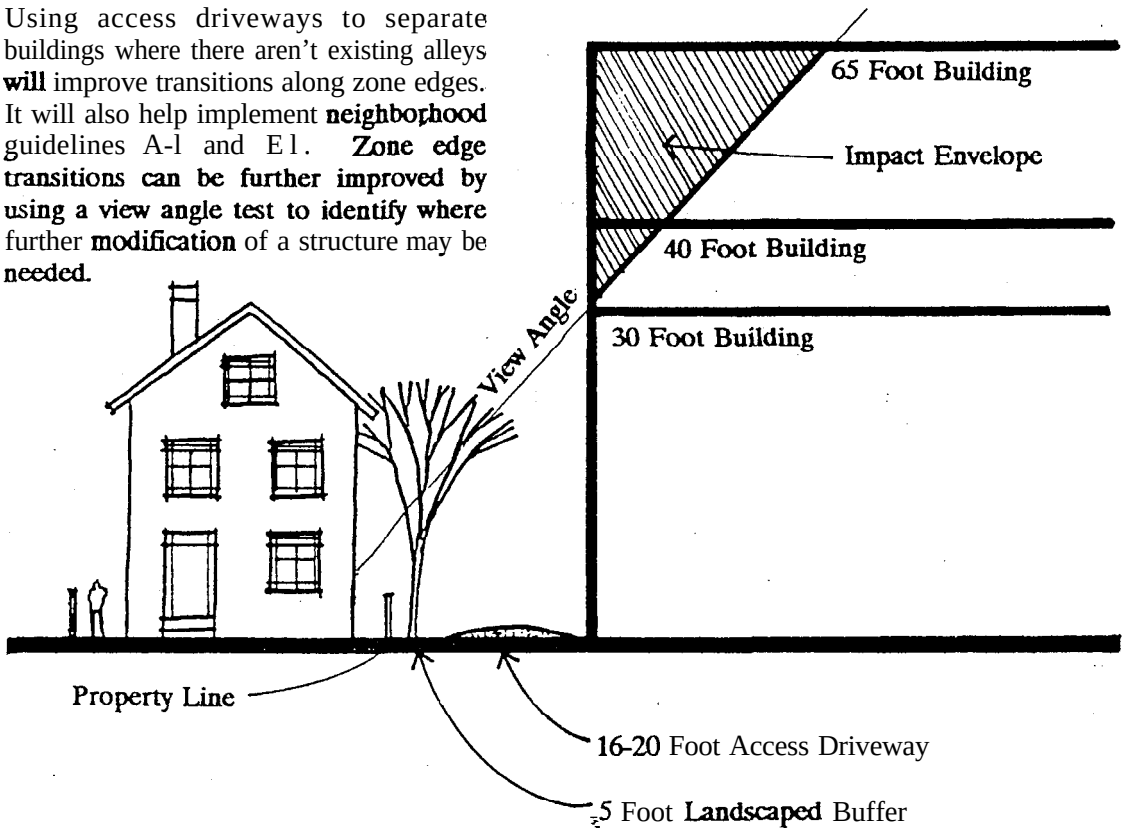
Existing Code Requirements

A structure in a commercial zone can be built up to an abutting residential property line. A 10-15 foot setback is required above a height of 12 feet



Preferred Zone Edge Treatment

Using access driveways to separate buildings where there aren't existing alleys will improve transitions along zone edges. It will also help implement neighborhood guidelines A-l and E1. Zone edge transitions can be further improved by using a view angle test to identify where further modification of a structure may be needed.



Zone Edge Condition **Two:** Commercial building height **limit** of 65 feet where a rear commercial lot line abuts a side or rear residential lot line.

First Preference:

a. Locate access driveway and/or parking behind commercial structure consistent with Neighborhood Guidelines A-l and B-l; and,

b. provide a 5 foot wide landscaped buffer along abutting property lines; and,

C. reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) or defined by a comparable method.

Second Preference:

a. Set structure in commercial zone back from abutting property line a distance equal to the required rear yard setback of the adjacent residential zone; and,

b. incorporate a 5 foot wide landscaped buffer along abutting property lines within the setback area; and,

c. , reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) or defined by a comparable method.

Third Preference:

a. Provide a 5 foot wide landscaped buffer along the zone edge; and,

b. reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) or defined by a comparable method.

Fourth Preference:

a. Reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test (see Appendix 2) or defined by a comparable method.

Zone Edge Condition Three: Commercial building height limit of 40 feet where an alley separates a commercial lot line from a side or rear residential lot line.

First Preference:

a. Reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test described here or defined by a comparable method.

Zone Edge Condition Four: Commercial building height limit of 65 feet where an alley separates a commercial lot line from a side or rear residential lot line.

First Preference:

a. Reduce physical height and bulk of structures by setting back upper floors, modifying roofline, and other methods. Reductions should be made within the impact envelope defined by the view angle test described here or defined by a comparable method.

D-2 Reducing Scale and Shadow Impacts on Public Sidewalks

The height of building facades along the right-of-way edge of Roosevelt Way and NE 65th should generally be limited to three *stories or 35* feet, whichever is greatest Where zoning permits heights above 40 feet, the upper levels of buildings should be set back sufficiently to minimize shadow impacts on the opposite sidewalk and create a building scale conducive to pedestrian activity.

Explanation and Examples:

The purposes of this guideline are to keep buildings at a height that will be perceived as being-pedestrian-oriented from public.sidewalks and prevent significant shading of public sidewalks in the business district.

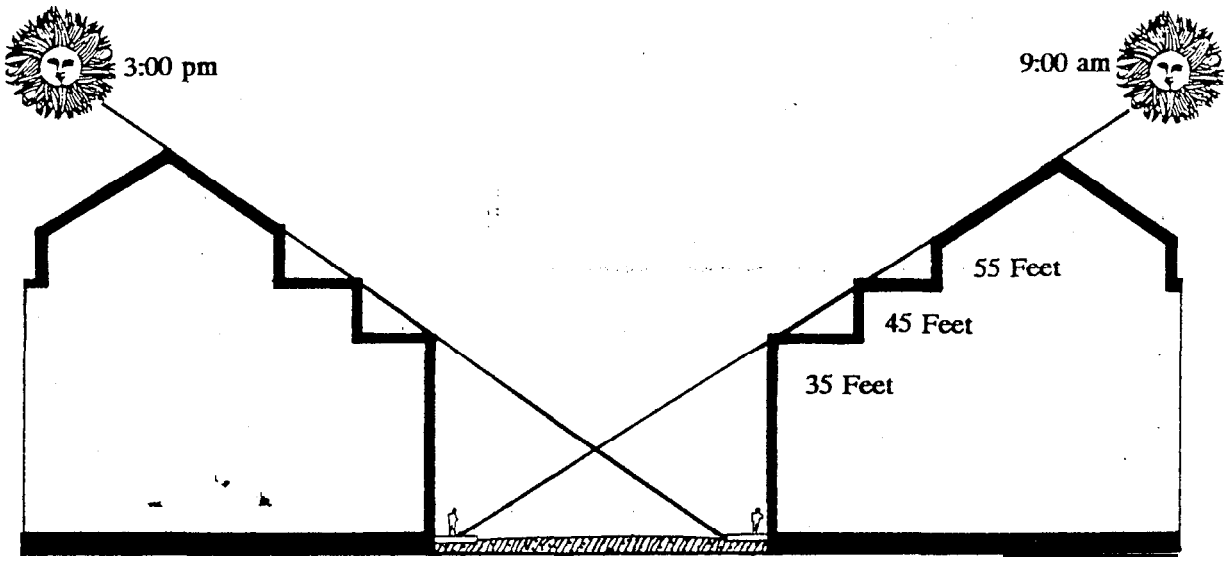
A key factor influencing visual perceptions of scale is the ratio of building height to street width. When buildings are too tall, relative to street width, a discomforting canyon-like effect is produced. In the Roosevelt Neighborhood this would occur with buildings in the 50-65 foot height range. Conversely, when buildings are too low relative to street width there can be a vacuousness or lack of enclosure pedestrians are found to dislike." Based on an analysis of existing street widths in the Roosevelt Neighborhood, a facade height limit of 30 to 40 feet would produce optimal building height to street width relationships.

Sunlight is also an important element in maintaining the vitality of commercial areas and in encouraging pedestrian activity. In the Roosevelt Neighborhood, sidewalks along Roosevelt Way NE (which runs north-south), are most vulnerable to increased shading from new buildings. Sidewalks along the north side of NE 65th are also vulnerable. ***The Roosevefr Neighborhood would like to maintain at least 6 hours of sunlight a day on sidewalks along Roosevelt Way (meaning 3 hours on each side of the street) and 6 hours on sidewalks along the north side of NE 65th.*** To test whether or not a proposed structure would achieve this desired minimum it is recommended shadow impact studies be conducted using the solar altitude and azimuth for March 21st and September 21st.

The illustration opposite this, page shows in profile an example of a structure that would achieve the objectives of this guideline. Most parts of the structure do not extend above a line drawn at a 33 degree angle at a point 35 feet above the right of way edge--equivalent to 3 feet of setback for every 2 feet of height. It would leave at least 6 hours of sunlight on one or both sides of Roosevelt Way NE between March and September 21st. Upper level setbacks may not need to be as large as shown in this illustration when other methods are used to diminish the appearance of bulk and to provide solar access to sidewalks.

[11] See "Fundamentals of Urban Design", by Richard Hedman and Andrew Jaszewski, 1984.

Building Setback



A building setback at 35 feet **will** maintain at least 6 hours of sun on north-south sidewalks for the 6 months between March 21st and September 21st

E. Commercial Architecture

E-l Traditional Building Facades

Incorporate traditional commercial facade components in new designs, especially in the Core Commercial Area

Explanation and Examples:

Participants in the neighborhood visual survey rated highest those neighborhood commercial buildings with traditional commercial facades: Neighborhood streetscapes where blockfaces were composed of traditional facades were also rated highest. While the highest rated neighborhood buildings were older structures, newer buildings outside the neighborhood with traditional facades also received high ratings. These included examples of contemporary architecture.

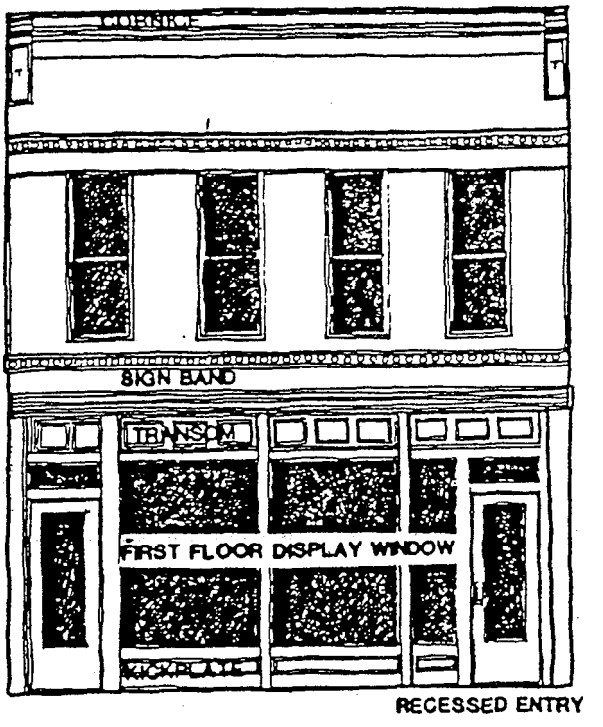
Traditional facades are typically oriented to the pedestrian. Common features include:

1. Base course/kickplate.
2. Ground floor display windows.
   - The Pedestrian 2 (P2) overlay zone, designated over much the Core Commercial Area, requires first floor display windows.[12] Where appropriate, the same standard could apply outside areas zoned P2.
3. Recessed entry.
4. Marquée or awning.
   - Marquees or retractable awnings are generally preferred, and are more consistent with the neighborhood's older commercial buildings.
5. Transom.
6. Upper facade with vertically proportioned windows.
7. Parapet cap or cornice.

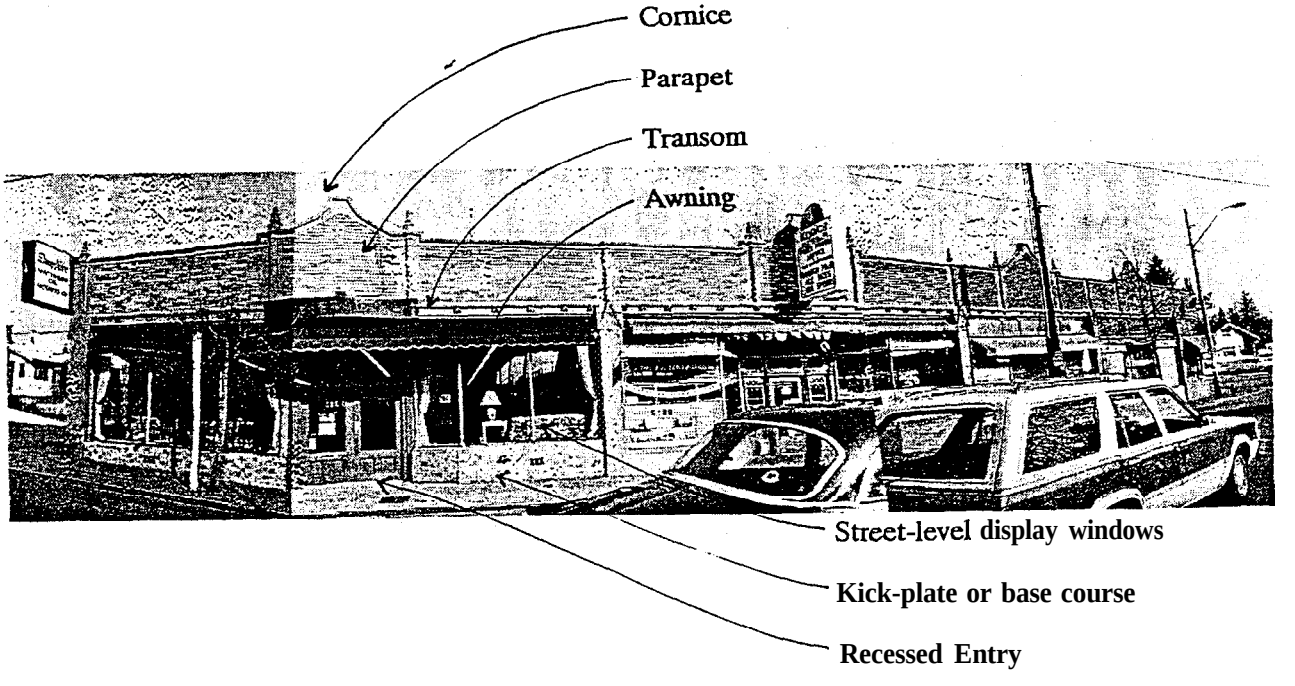
Horizontal facade elements (such as the base course or kick plate, display windows, transom, awnings or marquees, and cornices) should correspond or align with those of adjacent buildings to provide uniformity between adjacent buildings. Also see City Design Guideline B-2 "Architectural Context".

[12] The P2 zone requires at least 60% of a building facade be transparent between 2 and 8 feet above the sidewalk. This applies to building facades along principal pedestrian streets.

Traditional Facade Components



Traditional Facade Components: Highest Rated Neighborhood Commercial Building



E-2 Articulation of Long Facades

Long facades should be articulated to reflect the neighborhood's historical building patterns, especially in the Core Commercial Area.

Explanation and Examples:

The highest ranked blockfaces in the Roosevelt commercial area include its oldest buildings. These blockfaces are made up of several relatively narrow, traditional storefronts. Buildings with long uniform storefronts occupying all or most of a blockface ranked lower.

The most favored blockfaces in the neighborhood contain both elements of uniformity and variety. For example, buildings share features common to traditional storefronts such as large display windows, recessed entries and awnings. But they vary in color, materials, or architectural style. This historic development pattern achieves "a sense of unity.....without stifling the interest and character derived from variety" called for in one of the neighborhood's goals.

Another important feature of highly rated blockfaces is the high number of entryways along the streetfront. Storefronts with courtyards or recesses also rated high. All are examples of features that invite the viewer into the activity of the building and extend the activity of the building into the street. Such features enrich and enliven the pedestrian environment.

Future buildings that occupy all or a major percentage of a block face can achieve an environment similar to that created along traditional blockfaces by the following means:

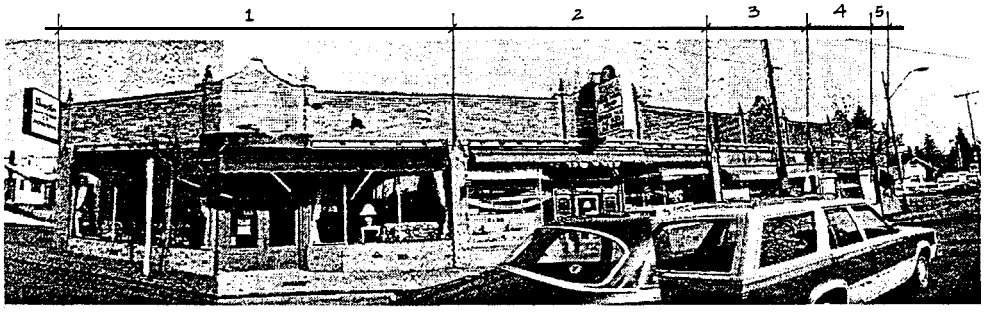
1. Articulation of the facade into units or intervals through architectural design and detailing.

2. Placing multiple entryways along the blockface or by creating building recesses, courtyards or other features that extend street activity into the structure or building activity out onto the sidewalk.

Building articulation is discussed and explained under City Design Guideline B-2 "Architectural Context". City Guideline B-4 "Human Scale and Activity" and B-7 "Architectural Details or Features" provide additional discussion and examples related to this neighborhood guideline.

This blockface is composed of several buildings that share many features in common but also vary in others. In total this block balances elements of uniformity and diversity creating a pleasant and interesting streetscape.

Building Intervals - Highest Rated Neighborhood Building



This blockface is composed of one building that uses architectural features, such as pilasters and recessed entries, to divide the building into a series of smaller units or intervals. Awnings and other features vary along the streetscape enhancing its pedestrian appeal.

Building Intervals - Highest-Rated Neighborhood Blockface

While not unattractive, this building is visually less interesting when compared to previous examples. It 'reads' as one long building that varies too little along the streetscape. It is divided into fewer intervals and has fewer sidewalk entryways.

Building Intervals - Lower-Rated Neighborhood Blockface

E-3 Signs

Encourage small, pedestrian-scaled signs, especially in the Core Commercial Area

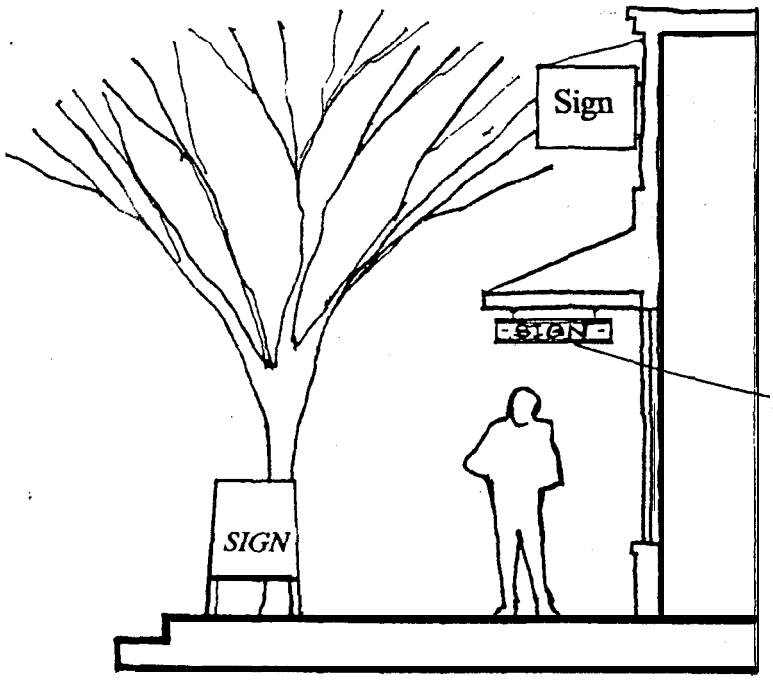
Explanation and Examples:

Participants in the visual survey indicated a preference for small signs. Small signs are generally meant to be read by pedestrians. Large signs appear out of scale in a pedestrian-oriented environment.

Small signs could be incorporated in the building's architecture along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade. Blade signs hung from beneath awnings or marquees are especially favored in the Core Commercial Area.

Large signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially in the Core Commercial Area.

Small Pedestrian-Scaled Signs



- Blade signs are especially appropriate in the Core **Commercial** Area.

F. Multifamily Housing

F-l Architecture, Site Planning, Landscaping

New multifamily development should reflect single family characteristics, when located in or adjacent to areas dominated by single family homes.

Explanation and Examples:

Most areas in which multifamily development can occur in the Roosevelt Neighborhood are dominated by single family homes or adjacent to single family areas. The purpose of this guideline is to encourage new multifamily development to fit in with the residential character of existing development and to reflect neighborhood visual preferences.

Participants in the visual survey generally favored well-landscaped, small-scale multifamily structures with obvious single family residential characteristics. Based on these results and additional analysis, multifamily housing would achieve a better fit in the neighborhood if:

1. Structures incorporate clearly residential elements such as pitched roofs, gables, or chimneys.

   - Flat roofed structures generally received lower ratings in the visually survey.

2. Structures incorporate multipane windows such as windows divided by mullions and muntins; and, windows are recessed from the outside surface of the wall.

3. Structures are broken into smaller building masses, similar to the massing of a single family home.

   - See City Design Guideline B-2 "Architectural Context".

4. Average side and front yard setbacks that match those of others along the block face are favored.

5. Parking that is screened when viewed from alleys as well as from sidewalks is favored.

   - Screening of parking areas adjacent to public sidewalks is discussed under City Design Guideline C-3. Similar standards could be applied to parking along alleys. Also see City Design Guideline C-7 regarding ways to screen parking while ensuring pedestrian safety.

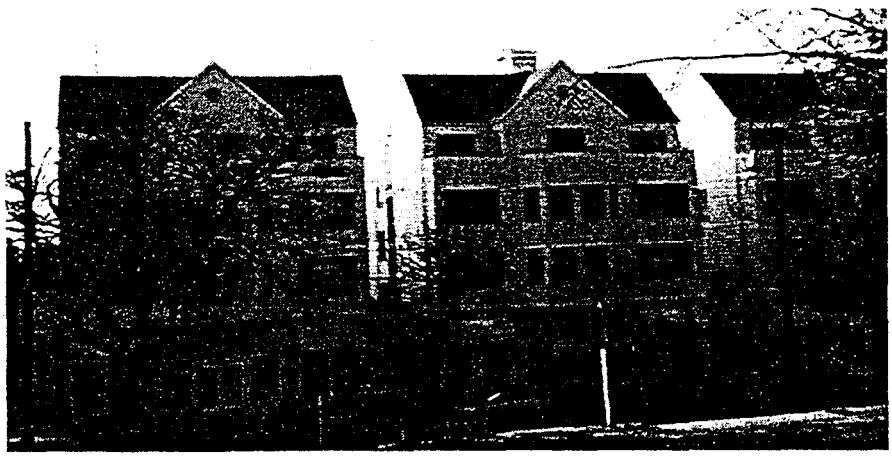
6. Multifamily housing is be well-landscaped.

   - Well-landscaped projects, especially those with mature plantings and numerous trees, received the highest ratings in the visual survey. Landscaping may have been the most significant factor in determining visual preference. Landscaping is thoroughly discussed under City Design Guidelines D-l and D-2.

Examples of High-Rated Multifamily Housing From Visual Survey

Visual Score: Plus 64

Visual Score: Plus 40



Visual Score: Plus 30

F-2 Family-Oriented Housing

Family-oriented multifamily housing featuring separate ground-related entries and private yard space for individual units is encouraged in Subareas 4 and 5 and along the North Commercial Corridor.

Explanation and Examples:

While multifamily 'housing is the only affordable housing option for some families, the type of multifamily housing built during the last 20 years often does not lend itself well to family life. Families need outdoor spaces where children can play safely, are contained, can be seen from inside the home and reached within seconds. A multifamily home with a ground-related entry (as opposed to an entry accessed. off a common corridor) and private yard space is a good arrangement for families. These features can also prove to be attractive housing alternatives for anyone, including single people, couples or the elderly, who would like housing with direct access to private yard space."

Housing types such as duplexes, triplexes, townhouses, rowhouses, or bungalow courts typically have or can be designed to feature ground-related entries and private yard space. Such housing types would be appropriate in Neighborhood Subareas 4 and 5 and along the North Commercial Corridor (see Figure 1).[14]

The illustration on the opposite page shows how a family-oriented rowhouse development could be located at the end of a block along the North Commercial Corridor--an area considered suitable for redevelopment with multifamily housing (Neighborhood Goal 2L.).[15] This example also implements Neighborhood Guidelines A-l, A-2, B-l and D-l. It includes the following features:

1. Separate ground-related entries.
2. A small landscaped front yard.
3. Private back yards.
4. Units oriented toward quieter side streets.
5. Parking behind structures to reduce driveways across the sidewalk.
6. Separation from adjacent single family homes by a'landscaped border and access driveway.

See also Special Recommendation One, in this report.

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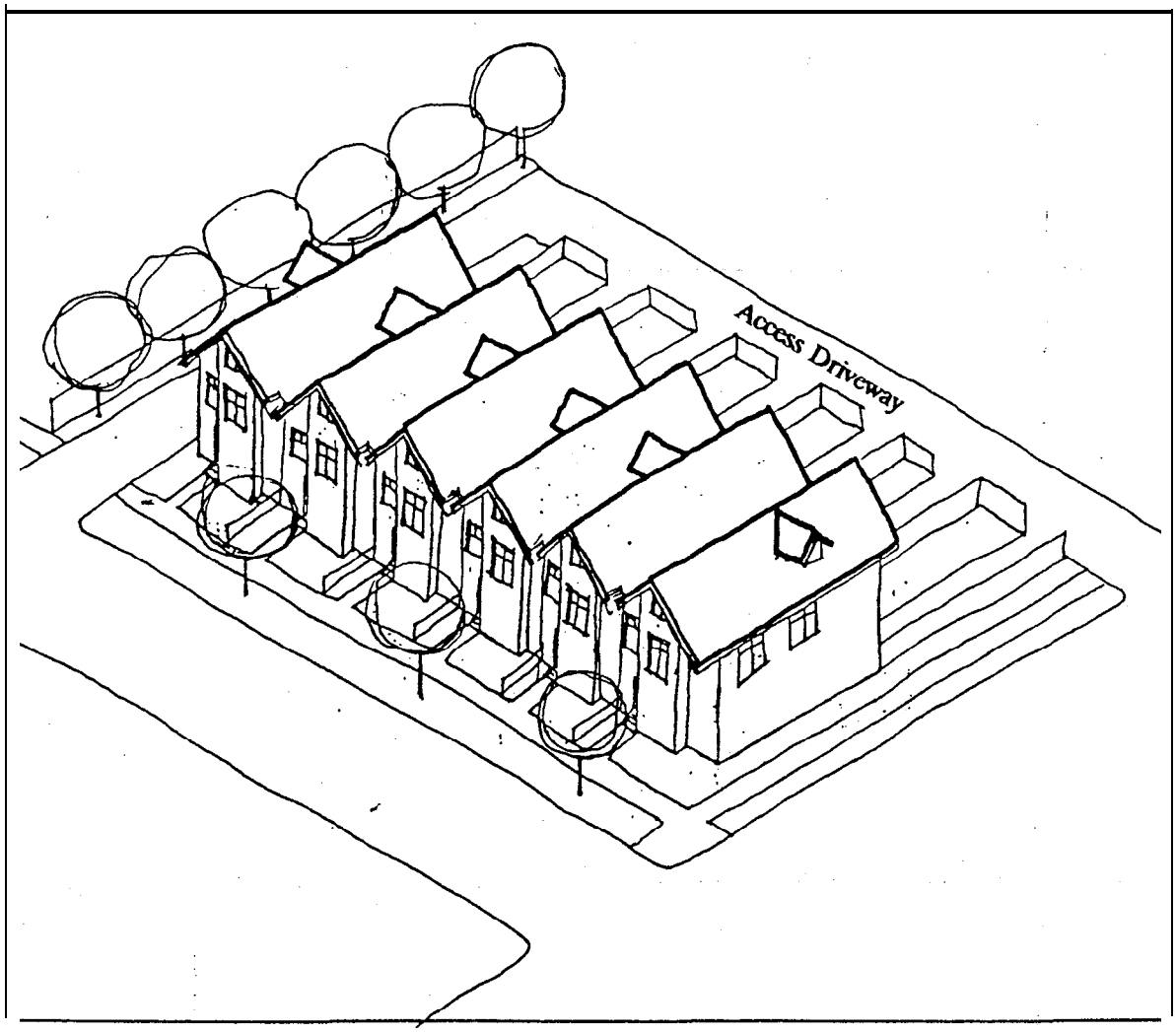
[13] This guideline responds to a perceived need for more affordable, family-oriented housing in specific areas within the Roosevelt Neighborhood. Ii is not intended to imply a preference for families over singles, couples or the elderly in the community. The Neighborhood Vision statement (see "Neighborhood Vision", Roosevelt Neighborhood Plan, Part One) describes a neighborhood that is demographically diverse, including "families and individuals of all ages, races and incomes".

[14] This type of housing is already encouraged in parts of subareas 4 and 5. Part of each subarea is zoned LDT (Lowrise Duplex/Triplex). The LDT zone allows new construction or conversion of single family houses to duplex and triplexes. Part of Subarea 4 is also zoned L1 (Lowrise 1 - Townhouses). The L1 zone allows small multifamily units that have direct access to private yards.

[15] The current zoning allows mixed use development along the North Corridor: single purpose multifamily housing is allowed as a conditional use.

Family-Oriented Rowhouse Development:

North Commercial Corridor



G. Miscellaneous

G-1 Neighborhood Gateways and Intersections

Strengthen the image of the commercial area by encouraging special design **treatment at** key neighborhood gateways and intersections.

Explanation and Examples:

Neighborhood gateways and intersections are prominent places in the fabric of the neighborhood and have an especially important influence on the image of the community. Development at the corners of the blocks located. in these gateway areas deserves special attention in terms of design and landscaping.

Four major neighborhood gateways and one intersection are shown on the map opposite this page and include the following:

1. Gateway One: the area surrounding the intersection of Roosevelt Way NE and NE Ravenna Boulevard.

2. Gateway Two: the area surrounding the intersection of Roosevelt Way NE and NE 75th.

3. Gateway Three: the area surrounding the intersection NE 65th and 8th Avenue NE.

4. Gateway Four: the area surrounding the intersection of NE 65th and 15th Avenue NE.

5. Intersection: the area surrounding the intersection of Roosevelt Way NE and NE 65th.

See City Guideline A-10, which addresses development at corners.